



## DEVELOPMENT SERVICES

445 West Center St.  
Provo, UT 84601  
(801) 852-6400



ENT 49418-2025 PG 1 of 2  
**ANDREA ALLEN**  
**UTAH COUNTY RECORDER**  
2025 Jul 2 11:14 AM FEE 0.00 BY AC  
RECORDED FOR PROVO CITY

### Zone Verification Letter

July 2, 2025

Location: 910 N 900 E, Provo, UT 84604

Parcel #: 22:015:0080

Description: COM S 0 DEG 43' 43" E 80.79 FT & W 1220.86 FT FR NE COR. SEC. 6, T7S, R3E, SLB&M.; S 0 DEG 10' 0" W 258.62 FT; N 89 DEG 47' 52" W 96.21 FT; N 0 DEG 50' 10" W 14.25 FT; N 89 DEG 43' 43" W 173.87 FT; N 0 DEG 27' 2" E 47.92 FT; N 0 DEG 35' 7" W 196.58 FT; S 89 DEG 43' 43" E 272.68 FT TO BEG. AREA 1.552 AC.

Casefile #: PLZV20250354

Dear Owner:

For purposes of Zone Verification, Provo City issues the following information for the identified Parcel:

**Current Zoning Classification:** RC - RC: Residential Conservation

**Year Built:** 1965

**Legal Use of Property:** As set forth in Provo City Code Section 14.32.020, subject to the abandonment noted below.

**Legal Parking Spaces:** The number of vehicles owned or operated from the premises must be restricted to the number of available legal parking spaces as set forth in Provo City Code Chapter 14.37.

**Legal Occupancy:** To be determined by contract as set forth in Provo City Code Section 14.32.130.

**Rental Requirements:**

If this property is being used as a rental, the owner must obtain a Provo City Rental Dwelling License and must comply with Chapter 6.26 Provo City Code, apply online at [www.Provo.org](http://www.Provo.org). If you have questions regarding how to apply for a rental license call 801-852-7834.

**List of Current Open Cases:**

CELAND202500407

**Rebuild Status:**

The use of this property as an apartment complex has been abandoned for a period well in excess of one year prior to the date of this verification. Additionally, the structure has been damaged by fire. Pursuant to Provo City Code Chapter 14.36, the abandoned prior use was nonconforming. Due to the abandonment of the nonconforming use, it has been terminated pursuant to Utah Code Section 10-9a-511. A rezone must therefore occur in order for an apartment building to be rebuilt on the property.

**Appeals:**

If you wish to appeal this decision, you may do so by filing an appeal to the Provo City Board of Adjustment within 14 days of the date of this letter per Chapter 14.05 Provo City Code. For information on how to file an appeal, please call 801-852-6400.

Respectfully,  
 Scott Johnson  
 Zoning Administrator  
 Provo City

Print: Scott Johnson

Sign: Scott Johnson

Date: 7/2/2025

---

STATE OF UTAH)

COUNTY OF UTAH) SS.

On this 2 day of July, 2025, personally appeared before me,  
Scott Johnson, the signer of the foregoing instrument who duly  
 acknowledged to me that he/she executed the same.

NOTARY PUBLIC: Haley Gonzales  
Haley Gonzales

Residing in Utah County

